

## ZONING CHANGE REVIEW SHEET

**CASE:** C14-2013-0038 (Dilley 2.5)

**Z.A.P. DATE:** April 16, 2013

**ADDRESS:** 10811 D-K Ranch Road

**OWNER/APPLICANT:** Dilley Investment, LLC (Nash Mahesania)

**AGENT:** Jim Bennett Consulting (Jim Bennett)

**ZONING FROM:** I-SF-2

**TO:** SF-2

**AREA:** 2.50 acres

**SUMMARY STAFF RECOMMENDATION:**

The staff's recommendation is to grant SF-2, Single-Family Residence-Standard Lot District, zoning.

**ZONING AND PLATTING COMMISSION RECOMMENDATION:**

4/16/13: Approved staff's recommendation of SF-2 zoning on consent (7-0); P. Seeger-1<sup>st</sup>,  
S. Compton-2<sup>nd</sup>.

**DEPARTMENT COMMENTS:**

The property in question is currently undeveloped. The applicant is requesting to zone this site to SF-2, the Single-Family Residence-Standard Lot District, to develop the property with single-family residences.

The staff recommends SF-2 zoning for the property in question because the proposed zoning is consistent with existing SF-2 zoning to the east along Yaupon Drive, to the south fronting D-K Ranch Road, and to the west fronting Yucca Drive. There are existing single-family homes surrounding this property to the north, south, east and west. The property meets the intent of the Single-Family Residence-Standard Lot District as it has moderate sized lots that will allow for new development of single-family housing on lots that are 5,750 square feet or more.

The applicant agrees with the staff's recommendation.

**EXISTING ZONING AND LAND USES:**

	<b>ZONING</b>	<b>LAND USES</b>
<i>Site</i>	I-SF-2	Undeveloped
<i>North</i>	SF-2	Single-Family Residences
<i>South</i>	SF-2	Single-Family Residences
<i>East</i>	SF-2	Single-Family Residences
<i>West</i>	DR, SF-2	Single-Family Residences

**AREA STUDY:** N/A

**TIA:** Not Required

**WATERSHED:** Bull Creek

**DESIRED DEVELOPMENT ZONE:** No

**CAPITOL VIEW CORRIDOR:** N/A

**HILL COUNTRY ROADWAY:** N/A

**NEIGHBORHOOD ORGANIZATIONS:**

Austin Heritage Tree Foundation  
 Austin Monorail Project  
 Beyond2ndNature  
 Bike Austin  
 Canyon Mesa Homeowners Association  
 Great Hills Reserve  
 Homeless Neighborhood Association  
 North Oaks Neighborhood Association  
 Laurel Oaks Neighborhood Association  
 Long Canyon Homeowners Association  
 Sierra Club, Austin Regional Group  
 SELTEXAS  
 Super Duper Neighborhood Objectors and Appealers Organization  
 The Real Estate Council of Austin, Inc.

**SCHOOLS:**

Laurel Mountain Elementary School  
 North Oaks Elementary School  
 Canyon Vista Middle School  
 McNeil High School

**CASE HISTORIES:**

<b>NUMBER</b>	<b>REQUEST</b>	<b>COMMISSION</b>	<b>CITY COUNCIL</b>
C14-2012-0007 (DK Ranch Project: 10711 D-K Ranch Road)	I-RR to SF-2	2/21/12: Approved staff recommendation for SF-2 zoning on consent (6-0, G. Bourgeois-absent); S. Baldrige-1 <sup>st</sup> , G. Rojas-2 <sup>nd</sup> .	3/22/12 : Approved SF-2 zoning on consent on all 3 readings (6-0, L. Morrison- absent); B. Spelman-1 <sup>st</sup> , M. Martinez-2 <sup>nd</sup> .
C14-2007-0015 (Reserve at Westhill Estates: 7902 Texas Plume)	DR to SF-2* * On April 25, 2007, the applicant amended his request to SF-1 zoning after discussing the case with surrounding neighbors and determining that the minimum lot size that he proposes to develop on the site is 10,000 square feet or more.	5/01/07: Approved SF-1-CO zoning with a limit of twelve residential units (7-0, J. Martinez-absent, T. Rabago-left early); J. Pinnelli-1 <sup>st</sup> , K. Jackson-2 <sup>nd</sup> .	6/07/07: Approved SF-1-CO zoning, limiting the development to twelve (12) units per acre (7-0, McCracken-1 <sup>st</sup> , Cole-2 <sup>nd</sup> ); all 3 readings

C14-99-0127 (Bruce A. rice and Donna M. Rice Property: 10100- 10110 D-K Ranch Road)	DR to SF-1	8/10/99: Approved SF-1-CO zoning, limited to 15 units (7-0)	9/09/99: Approved SF-1-CO zoning, with conditions (7-0); all 3 readings
C14-94-0070 (DJennas Zoning Change: 10304 D-K Ranch Road)	DR to SF-2	7/12/94: Approved staff rec. of SF-2 zoning (8-0)	7/28/94: Approved SF-2 zoning (7-0); all 3 readings
C14-92-0032 (Westhill Estates Section II: 7806 Texas Plume Road at Cassia Drive)	DR to SF-2	4/28/92: Approved SF-2 zoning	5/07/92: Approved SF2 zoning on all 3 readings (7-0)
C14-91-0093 (Great Hills Section XXIV: Yaupon Trail at Fireoak Drive)	DR to SF-2	?	1/09/92: Approved SF-2 zoning; all 3 readings
C14-89-0034 (7700 T-Bar: 7700 T-Bar Trail and 10603-10905 D-K Ranch Road)	DR to RR	?	7/27/89" Approved RR zoning; all 3 readings

**RELATED CASES:** C7A-09-005 (Northwest Hills Annexation  
C7A-89-002 (Dis-Annexation)  
C7A-84-071 (NW Upper Bull Creek Limited Purpose Annexation)

**ABUTING STREETS:**

<u>Name</u>	<u>ROW</u>	<u>Pavement</u>	<u>Classification</u>	<u>ADT</u>
D-K Ranch Rd.	70'	24'	Residential Collector	752

**CITY COUNCIL DATE:** May 9, 2013

**ACTION:**

**ORDINANCE READINGS:** 1st

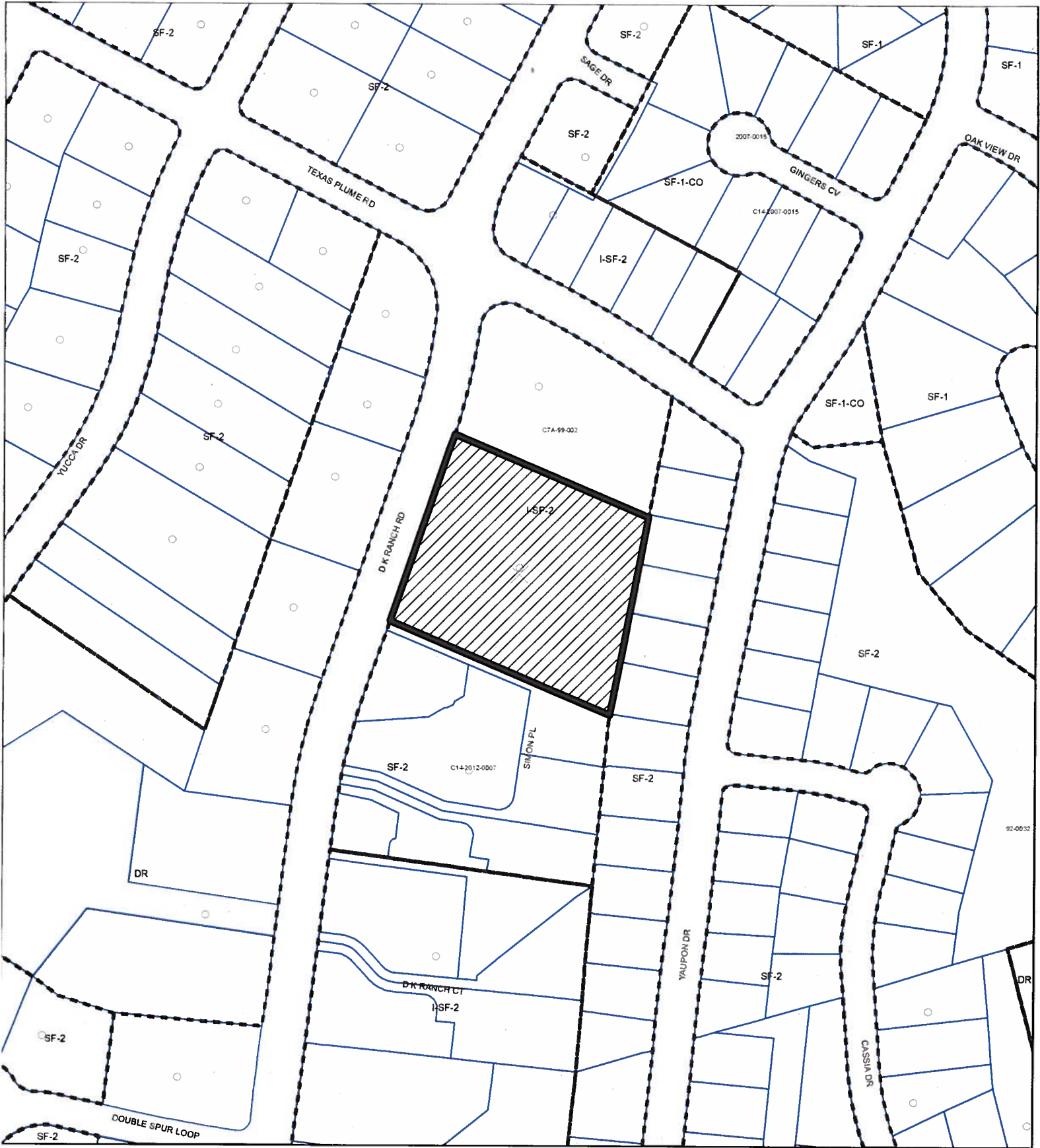
2<sup>nd</sup>

3<sup>rd</sup>

**ORDINANCE NUMBER:**

**CASE MANAGER:** Sherri Sirwaitis

**PHONE:** 974-3057,  
[sherri.sirwaitis@ci.austin.tx.us](mailto:sherri.sirwaitis@ci.austin.tx.us)



### ZONING

ZONING CASE#: C14-2013-0038

SUBJECT TRACT

PENDING CASE

ZONING BOUNDARY

1" = 200'

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.









## STAFF RECOMMENDATION

The staff's recommendation is to grant SF-2, Single-Family Residence-Standard Lot District, zoning.

## BASIS FOR RECOMMENDATION

1. *The proposed zoning should be consistent with the purpose statement of the district sought.*

Single-family residence standard lot (SF-2) district is the designation for a moderate density single-family residential use on a lot that is a minimum of 5,750 square feet. An SF-2 district designation may be applied to a use in an existing single-family neighborhood that has moderate sized lots or to new development of single-family housing on lots that are 5,750 square feet or more.

2. *The proposed zoning should promote consistency and orderly planning.*

The proposed zoning is consistent with existing SF-2 zoning to the east along Yaupon Drive, to the north and south fronting D-K Ranch Road, and the west fronting Yucca Drive. There are existing single-family homes surrounding this property to the north, south, east and west.

## EXISTING CONDITIONS

### Site Characteristics

The site under consideration is currently undeveloped and has moderate tree coverage.

### Impervious Cover

The maximum impervious cover allowed by the SF-2 zoning district would be 45%. However, because the Watershed impervious cover is more restrictive than the zoning district's allowable impervious cover, the impervious cover on this site would be limited by the watershed ordinance.

Under the current watershed regulations, development or redevelopment on this site will be subject to the following impervious cover limits:

<i>Development Classification</i>	<i>% of Net Site Area</i>	<i>% NSA with Transfers</i>
One or Two Family Residential	30%	40%
Multifamily Residential	40%	55%
Commercial	40%	55%

Note: The most restrictive impervious cover limit applies.

### Comprehensive Planning

I-SF-2 to SF-2  
C14-2013-0038

This zoning case is located on the east side of DK Ranch Road, is vacant, and is not located within the boundaries of a neighborhood planning area. The property is approximately 2.5 acres in size and

the proposed use is single family. Surrounding land uses includes single family houses to the north, south, east and west.

The property is located within the boundaries of the Barton Creek Contributing Zone, as identified on the Imagine Austin's Growth Concept Map, found in the Image Austin Comprehensive Plan. However, the overall goal of the Imagine Austin Comprehensive Plan (IACP) is to achieve 'complete communities' across Austin, where housing, services, retail, jobs, entertainment, health care, schools, parks, and other daily needs are within a convenient walk or bicycle ride of one another. Page 107 of the IACP states, *"While most new development will be absorbed by centers and corridors, development will happen in other areas within the city limits to serve neighborhood needs and create complete communities. Infill development can occur as redevelopment of obsolete office, retail, or residential sites or as new development on vacant land within largely developed areas. New commercial, office, larger apartments, and institutional uses such as schools and churches, may also be located in areas outside of centers and corridors. The design of new development should be sensitive to and complement its context. It should also be connected by sidewalks, bicycle lanes, and transit to the surrounding area and the rest of the city."*

The following Imagine Austin policies are taken from Chapter 4 of the IACP, which specifically discusses the promotion of a variety of housing types and the protection of environmentally sensitive areas:

- **LUT P22** Protect Austin's natural resources and environmental systems by limiting land use and transportation development in sensitive environmental areas and preserving areas of open space.
- **H P1.** Distribute a variety of housing types throughout the City to expand the choices able to meet the financial and lifestyle needs of Austin's diverse population.
- **H P5.** Promote a diversity of land uses throughout Austin to allow a variety of housing types including rental and ownership opportunities for singles, families with and without children, seniors, persons with disabilities, and multi-generational families.
- **N P1.** Create complete neighborhoods across Austin that have a mix of housing types and land uses, affordable housing and transportation options, and access to schools, retail, employment, community services, and parks and recreation options.

Based on the property being surrounded by residential uses, and the Growth Concept Map and the IACP policies referenced above that supports a variety of housing types throughout Austin, staff believes that the proposed residential use is consistent with the Imagine Austin Comprehensive Plan as long as environmental ordinances are considered and enforced.

### **Environmental**

The site is located over the Edwards Aquifer Recharge Zone. The site is in the Bull Creek Watershed of the Colorado River Basin, and is classified as a Water Supply Suburban Watershed by Chapter 25-8 of the City's Land Development Code.

According to flood plain maps there is no flood plain in or within close proximity of the project location.

Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

Numerous trees will likely be impacted with a proposed development associated with this rezoning case. Please be aware that an approved rezoning status does not eliminate a proposed development's requirements to meet the intent of the tree ordinances. If further explanation or specificity is needed, please contact the City Arborist at 974-1876. At this time, site specific information is unavailable regarding other vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.

Under current watershed regulations, development or redevelopment on this site will be subject to providing structural sedimentation and filtration basins with increased capture volume and 2 year detention.

At this time, no information has been provided as to whether this property has any preexisting approvals which would preempt current water quality or Code requirements.

### **Site Plan**

No comments received.

### **Stormwater Detention**

At the time a final subdivision plat, subdivision construction plans, or site plan is submitted, the developer must demonstrate that the proposed development will not result in additional identifiable flooding of other property. Any increase in storm water runoff will be mitigated through on-site storm water detention ponds, or participation in the City of Austin Regional Stormwater Management Program, if available.

### **Transportation**

No additional right-of-way is needed at this time.

A traffic impact analysis was not required for this case because the traffic generated by the proposed zoning does not exceed the threshold of 2,000 vehicle trips per day [LDC, 25-6-113].

Existing Street Characteristics:

Name	ROW	Pavement	Class	Sidewalk?	Bus Route?	Bike Route?
DK Ranch	70	24	Local	No	No	No

### **Water and Wastewater**

FYI: The landowner intends to serve the site with City of Austin water and wastewater utilities. The landowner, at own expense, will be responsible for providing any water and wastewater utility improvements, offsite main extensions, utility relocations and or abandonments required by the proposed land use. Depending on the development plans submitted, water and or wastewater service extension requests may be required. Water and wastewater utility plans must be reviewed and approved by the Austin Water Utility for compliance with City criteria. All water and wastewater construction must be inspected by the City of Austin. The landowner must pay the City inspection fee with the utility construction. The landowner must pay the tap and impact fee once the landowner makes an application for a City of Austin water and wastewater utility tap permit.



## Sirwaitis, Sherri

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**From:** Bill Perkins [REDACTED]  
**Sent:** Friday, April 12, 2013 4:03 PM  
**To:** Sirwaitis, Sherri  
**Cc:** Laura Casey; Rodney K. Bennett  
**Subject:** Case #C12-2013-0038

Sherri,

I received your correspondence regarding the new development proposal for the large lot on D-K Ranch Road. My wife and I live at 10700 D-K Ranch Rd and have for 13 years. During that time we have had several floods causing major damage to not only our property, but several surrounding properties. As development has occurred, the flooring has increased to the point that any rain causing run-off floods our yard and damages fencing, yard surfaces and foundations. The property directly across the street was not developed according to Travis County guidelines nor has been maintained as agreed upon by the developer or subsequent property owners. We have contacted both the City of Austin and Travis County for help but neither seems to be able to find documents related to the bad development. We are adamantly opposed to any additional development until the City and County address the storm water drainage destroying the property.

The second problem is the traffic. The traffic is so bad in the mornings and evenings due to the school located at the end of the street...we cannot exit our drive without fear of collision. We have had the Sherriff out several times because the speed and volume exceeds the design parameters for the road. This is a county road used like a secondary collector in a subdivision. It was not designed for current volumes. Additional development on this street will have negative impact to life and safety of the surrounding property owners.

The third issue is the number of lots proposed for this parcel. The deed restrictions limit structures to two units per acre.

Due to these issues, We cannot support the zoning change nor the proposed volume of structures proposed for this land.

I can be reached at the numbers below should you wish to contact me. This correspondence will be forwarded to the neighborhood association for review and comments.

Willerd Perkins, AIA



**Willerd Perkins, AIA**  
**NCARB Certified**  
***WL Perkins Architecture, LLC***  
3508 Far West Blvd, Suite 175  
Austin, Texas 78731  
512.338.4040-#103 desk  
512.692.1940 fax  
512.699.1906 cell

## PUBLIC HEARING INFORMATION

This zoning/rezoning request will be reviewed and acted upon at two public hearings: before the Land Use Commission and the City Council. Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During its public hearing, the board or commission may postpone or continue an application's hearing to a later date, or may evaluate the City staff's recommendation and public input forwarding its own recommendation to the City Council. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

During its public hearing, the City Council may grant or deny a zoning request, or rezone the land to a less intensive zoning than requested but in no case will it grant a more intensive zoning.

However, in order to allow for mixed use development, the Council may add the MIXED USE (MU) COMBINING DISTRICT to certain commercial districts. The MU Combining District simply allows residential uses in addition to those uses already allowed in the seven commercial zoning districts. As a result, the MU Combining District allows the combination of office, retail, commercial, and residential uses within a single development.

For additional information on the City of Austin's land development process, visit our website:

[www.austintexas.gov](http://www.austintexas.gov)

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: C14-2013-0038

Contact: Sherri Sirwaitis, 512-974-3057

Public Hearing: Apr 16, 2013, Zoning and Platting Commission

May 9, 2013, City Council

Patricia Lynn Sullivan (Crownhurst)

Your Name (please print)

10808 D-K Ranch Rd

Your address(es) affected by this application

Patricia Sullivan

Signature

Date

Daytime Telephone: 512-095-2490

4-10-13

☐ I am in favor

☒ I object

Comments: While I do not mind this lot being subdivided, I do object to dividing it into 9 lots. This is an older neighborhood with above average size lots. 9 lots will crowd the property area and take away the feel and integrity of an older neighborhood. I feel that (5) five half-acre lots is acceptable but object to (9) nine lots at .27 acres each.

If you use this form to comment, it may be returned to:

City of Austin

Planning & Development Review Department

Sherri Sirwaitis

P. O. Box 1088

Austin, TX 78767-8810

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Case Number: C14-2013-0038

Contact: Sherri Sirwaitis, 512-974-3057

Public Hearing: Apr 16, 2013, Zoning and Platting Commission

May 9, 2013, City Council

~~INTERPRET~~ AHUNWALA

Your Name (please print)

7900 DK RAVEN CT, AUSTIN

Your address(es) affected by this application

PS Sirwaitis

Signature

10 April 2013

Date

Daytime Telephone: 512-217-4060

Comments: Having so many (vine) homes in a small area will adversely impact other home prices in the DK Ranch neighbourhood as well as add significant increase in traffic. All other 3 acre lots that have been developed have been limited to larger homes and a smaller number. Small home devalue the larger homes in the area.

If you use this form to comment, it may be returned to:

City of Austin

Planning & Development Review Department

Sherri Sirwaitis

P. O. Box 1088

Austin, TX 78767-8810